310
Bass
JM

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
315 Deaderick Street, Suite 2700
Nashville, Tennessee 37238

Davidson County DEEDWARR
Recvd: 03/24/06 15:13 4 pgs
Fees:23.00 Taxes:1295.00
20060324-0034099

SPECIAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Lentz Partners, LLC P. O. Box 302 Brentwood, TN 37024 Attn: C. Hugh Hicks	Same	Map 51-6 Parcel 59

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, and other good and valuable consideration, receipt of all of which is hereby acknowledged, **CH REALTY, INC. (f/k/a Captec Healthnet Realty, Inc.)**, a Delaware corporation ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto **LENTZ PARTNERS, LLC,** a Tennessee limited liability company ("Grantee"), certain real property in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein.

The source of this description is the survey prepared by R. Scot Cherry of Cherry Land Surveying, Inc., dated July 15, 2005, Job No. 05201.

Being the same real property conveyed to Grantor by Deed of record in Book 11655, page 342, Register's Office for Davidson County, Tennessee.

This is improved property known as 520 Lentz Drive, Nashville, Tennessee.

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to Grantee, its successors and assigns, forever.

GRANTOR covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Grantee, its successors and assigns, against the lawful claims of all persons claiming through and under Grantor (other than claims arising out of the matters set forth on Exhibit B), but not further or otherwise. SAID PROPERTY IS CONVEYED IN ITS "AS-IS, WHERE IS WITH ALL FAULTS" CONDITION WITH NO WARRANTIES EITHER IMPLIED OR EXPRESS EXCEPT WARRANTY OF TITLE. NO PERSONAL PROPERTY IS BEING CONVEYED WITH THIS TRANSFER.

As used herein, the singular number shall include the plural, and the masculine gender all other genders.

IN WITNESS WHEREOF, Grantor executed this instrument on this 22nd day of March, 2006.

CH REALTY, INC. (f/k/a Captec Healthnet Realty, Inc.), a Delaware corporation

By: _____
Daniel J. Kelly
Its: Vice President

STATE OF Michigan)

COUNTY OF Washtenaw)

Personally appeared before me, SUSAN M. PASHUKEWICH, a Notary Public, Daniel J. Kelly, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Vice President of CH REALTY, INC., a Delaware corporation, and is authorized by the corporation to execute this instrument on behalf of the corporation.

WITNESS my hand, at office, this 22nd day of March, 2006.

_____
Notary Public

My Commission Expires: _____

SUSAN M. PASHUKEWICH
Notary Public, Washtenaw County, MI
My Commission Expires June 23, 2007
Acting in the County of Washtenaw

STATE OF Michigan)

COUNTY OF Washtenaw)

The actual consideration or value (whichever is greater) for this transfer is $350,000.00.

_____
Affiant

Subscribed and sworn to before me, this 22nd day of March, 2006.

_____
Notary Public

My Commission Expires: 6/23/07

SUSAN M. PASHUKEWICH
Notary Public, Washtenaw County, MI
My Commission Expires June 23, 2007
Acting in the County of Washtenaw

EXHIBIT A

Being a tract of land lying in Nashville, Davidson County, Tennessee, also being Lot 1, Briarville Medical Group Subdivision, of record in Plat Book 7900, page 915 at the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an existing iron rod on the easterly right-of-way line of Lentz Drive, 50 feet in width, at a corner common with Lot 1 Goodpasture Center, of record in Plat Book 4595, page 1473 also being the property conveyed to Sook Kim DDS et al of record in Instrument Number 20040823-0101627 at the Register's Office for Davidson County, Tennessee;

Thence leaving the easterly right-of-way line of Lentz Drive with the southerly line of Lot 1 Goodpasture Center, South 84 deg 53 min 51 sec East, 297.33 feet to and existing pk nail on the westerly property line of National Loan Investors, L.P. of record in Instrument Number 20030124-0010384 at the Register's Office for Davidson County, Tennessee, also being lots 2, 3 and 4 of Oakland Acres, of record in Plat Book 2330, page 97 at the Register's Office for Davidson County, Tennessee;

Thence with the westerly property line of said National Loan Investors, L.P. South 05 deg 00 min 00 sec West, 266.12 feet to an existing iron rod at a corner common with the property of David Joseph Gosselin, of record in Instrument Number 20030825-0122858 at the Register's Office for Davidson County, Tennessee;

Thence with the northerly property line of David Joseph Gosselin and also with the property of Rod Wimmer of record in Instrument Number 20010820-0089568 at the Register's Office for Davidson County, Tennessee; North 84 deg 54 min 20 sec West, 285.63 feet to an existing iron rod on the easterly property line of Christian Schools, Inc. of record in Book 6514, page 867 at the Register's Office for Davidson County, Tennessee;

Thence with the easterly property line of Christian Schools, Inc., North 02 deg 11 min 15 sec East, 136.44 feet to an iron rod set at the south east terminus of Lentz Drive;

Thence with the easterly right-of-way line of Lentz Drive North 02 deg 47 min 44 sec East, 130.00 feet to the point of beginning, containing 77,669 square feet or 1.783 acres more or less.

Being the same property conveyed to Captec Healthnet Realty, Inc. of record in Book 11655, page 342 at the Register's Office for Davidson County, Tennessee.

EXHIBIT B

1. 2006 Taxes, a lien, which are not yet due and payable. Tax Parcel # 51-6/59.

2. All matters shown on Plat recorded in Book 7900, Page 915, Register's Office for Davidson County, Tennessee.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, to Metropolitan Government of Nashville and Davidson County, Tennessee, as set forth in instruments recorded in Book 3986, page 435 and Book 4203, page 266, said Register's Office.

4. Declaration of Use Restrictions as of record in Book 9641, page 341, said Register's Office.

5. Easement Agreement dated September 8, 1999, of record in Book 11655, page 334, said Register's Office.

6. All matters shown on Survey dated July 15, 2005, prepared by R. Scot Cherry, Cherry Land Surveying, Inc., Surveyors, Job No. 05201.